

SITE DATA TABLE:

ADDRESS:	604,606,608, & 610 CASTLE ST. & 609 S. 7th ST.
PARCEL ID:	R05409-011-029-000, 027-000, 003-000
TOTAL PROJECT AREA	23,483 SF (0.54 AC.)
EXISTING ZONING	MSMU
CAMA LAND CLASSIFICATION	URBAN
PROPOSED USE	MIXED USE (RETAIL/APARTMENTS)
NUMBER OF BUILDINGS	1 (3-Story)
BUILDING HEIGHT	33'
BUILDING AREA (GROSS SF)	
EXISTING	1,707 SF
PROPOSED	10,108 SF
1ST FLOOR	3,686 SF
2ND FLOOR	3,736 SF
3RD FLOOR	2,686 SF
BUILDING LOT COVERAGE	
EXISTING	7.27%
PROPOSED	43.04%
SETBACK REQUIRED -	PROVIDED
FRONT - 0'	0'
REAR - 5'	27'
SIDE - 0'	0'
* WHEN ABUTTING RESIDENTIAL	
EXISTING IMPERVIOUS AREAS	
EXISTING BUILDINGS	1,708 SF
EXISTING ASPHALT PARKING	4,566 SF
EXISTING GRASS PARKING	4,055 SF
EXISTING CONCRETE AREA	280 SF
TOTAL	10,609 SF (45.18%)
PROPOSED IMPERVIOUS AREA	
BUILDING (PROPOSED)	4,145 SF
PROPOSED PARKING	(11,621 TOTAL * SEE NOTE BELOW)
SIDEWALK	1,574 SF
TOTAL	9,840 SF (41.90%)
* 10,000SF OF PARKING AREA TO BE PERVIOUS PAVEMENT AT 75% CREDIT	
LIMITS OF DISTURBANCE:	0.64 Ac.
OFF-STREET PARKING REQUIREMENTS	
RETAIL USAGE (1 UNIT @ 1,000 SF)	REQUIRED 0 Spaces PROVIDED 13 Spaces
APARTMENT USAGE (10 2BR UNITS)	10 Spaces 11 Spaces
* PARKING AMOUNTS ALLOWED WITH USE OF ONE LOT CONSIDERED A COMMERCIAL PARKING LOT	
WATER/SEWER USAGE	
SEWER	CURRENT 171 GPD PROPOSED 2,400 GPD
WATER	CURRENT 188 GPD PROPOSED 3,000 GPD (20BR @ 120 GPD/BR) (20BR @ 150 GPD/BR)
DEVELOPMENT NOTES:	
1. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF WILMINGTON LAND DEVELOPMENT CODE.	
2. PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & NEW HANOVER COUNTY REGULATIONS.	
3. PROPERTY IS LOCATED IN ZONE "X" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 3720312700 J, DATED 04/03/06	
4. TOPO SHOWN PROVIDED BY "NAVD 88" BENCH MARK	
UTILITY NOTES:	
1. EXISTING WATER AND SANITARY SEWER SERVICES ARE CURRENTLY AVAILABLE TO THE SITE FROM CAPE FEAR PUBLIC UTILITY AUTHORITY PUBLIC MAINS	
2. ALL UTILITY SERVICES, SUCH AS ELECTRIC POWER, CATV, GAS & TELEPHONE SHALL BE INSTALLED UNDERGROUND.	
3. ALL WATER & SEWER UTILITIES TO BE INSTALLED PER CFPWA TECHNICAL SPECIFICATIONS & STANDARDS.	
4. PROJECT SHALL COMPLY WITH CFPWA CROSS CONNECTION CONTROL REQUIREMENTS. WATER METER(S) CANNOT BE RELEASED UNTIL ALL REQUIREMENTS ARE MET AND N.C.D.E.N.R. HAS ISSUED THEIR "FINAL APPROVAL". CALL 343-3910 FOR INFORMATION.	
5. ANY BACKFLOW PREVENTION DEVICES REQUIRED BY THE CFPWA WILL NEED TO BE ON THE LIST OF APPROVED DEVICES BY USHCCOR OR ASSC.	
6. WATER & SEWER SERVICES CAN NOT BE ACTIVATED ON NEW MAINS UNTIL THE ENGINEER'S CERTIFICATION AND AS-BUILTS ARE RECEIVED AND "FINAL APPROVAL" ISSUED BY THE PUBLIC WATER SUPPLY SECTION OF NCDENR, AND "FINAL ENGINEERING CERTIFICATION" ISSUED BY DIVISION OF WATER QUALITY SECTION OF NCDENR.	
7. IF CONTRACTOR DESIRES CFPWA WATER FOR CONSTRUCTION, HE SHALL APPLY IN ADVANCE FOR THIS SERVICE AND MUST PROVIDE A REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE ON THE DEVELOPER'S SIDE OF THE WATER METER BOX.	
8. WHEN PVC WATER MAINS AND SERVICES ARE PROPOSED, THE PIPES ARE TO BE MARKED WITH NO. 10 INSULATED, SINGLE-STRAND COPPER WIRE INSTALLED & STRAPPED TO THE PIPES WITH DUCT TAPE. THIS IS TO BE ACCESSIBLE IN ALL VALVES AND METER BOXES TO AID IN FUTURE LOCATION OF FACILITIES.	
9. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OR EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY UTILITIES, CURB & GUTTER, PAVEMENT, ETC. THAT MAY BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.	
10. THE BELL SOUTH CONTACT IS STEVE DAYVAULT, BUILDING INDUSTRY CONSULTANT, AT 910-392-9712. CONTACT HIM PRIOR TO STARTING THE PROJECT IN ORDER TO FACILITATE GOOD COMMUNICATION AND MAXIMUM FLEXIBILITY.	
11. THE PROCESS FOR TELEPHONE CABLE PLACEMENT: * FINAL GRADE WILL NEED TO BE ESTABLISHED. * POWER WILL PLACE THEIR CABLE FIRST - APPROXIMATELY 3' DEEP. * BELL SOUTH & CABLE TV WILL THEN PLACE THEIR CABLE AT APPROXIMATELY 2' DEEP.	
12. SOLID WASTE DISPOSAL IS TO BE ROLL OUT CONTAINERS.	
TRAFFIC NOTES:	
1. ALL PAVEMENT MARKINGS IN PUBLIC RIGHTS-OF-WAY & FOR DRIVEWAY ARE TO BE THERMOPLASTIC & MEET CITY AND/OR NCDOT STANDARDS.	
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3. CONTACT TRAFFIC ENGINEERING, AT 341-7888 TO ENSURE THAT ALL TRAFFIC SIGNAL FACILITIES AND EQUIPMENT ARE SHOWN ON THE PLAN. ADD A NOTE TO CALL TRAFFIC ENGINEERING A MIN. OF FORTY- EIGHT (48) HOURS PRIOR TO ANY EXCAVATION IN THE R/W.	
4. ANY BROKEN OR MISSING SIDEWALK PANELS, DRIVEWAY PANELS AND CURBING WILL BE REPLACED.	
5. CONTACT KAREN DIXON AT 341-7888 TO DISCUSS STREET LIGHTING OPTIONS. THE LANDSCAPING PLAN WILL BE NEEDED TO DETERMINING STREET LIGHT LOCATIONS.	
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7. A LANDSCAPING PLAN, INDICATING THE LOCATION OF REQUIRED STREET TREES SHALL BE SUBMITTED TO THE TRAFFIC ENGINEERING DIVISION AND PARKS & RECREATION DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE RECORDING OF THE FINAL PLAT. PLAN SHALL ADHERE TO SD 15-17.	

REVISIONS

REVISIONS

RETAIL USAGE (1 UNIT @ 1,000 SF)	REQUIRED 0 Spaces PROVIDED 13 Spaces
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* PARKING AMOUNTS ALLOWED WITH USE OF ONE LOT CONSIDERED A COMMERCIAL PARKING LOT	

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WATER	CURRENT 188 GPD PROPOSED 3,000 GPD (20BR @ 120 GPD/BR) (20BR @ 150 GPD/BR)

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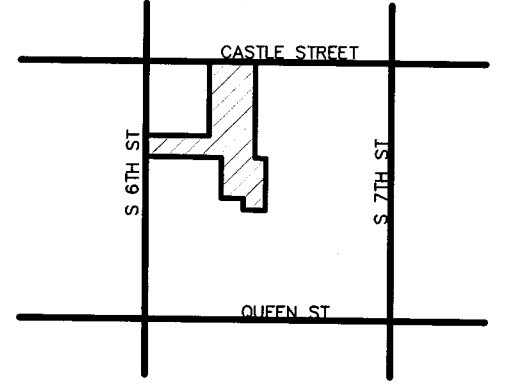
STORMWATER MANAGEMENT PLAN  
APPROVED  
CITY OF WILMINGTON  
ENGINEERING DEPARTMENT  
DATE \_\_\_\_\_ PERMIT # \_\_\_\_\_  
SIGNED \_\_\_\_\_

Approved Construction Plan

Name	Date
Planning	
Public Utilities	
Traffic	
Fire	

- LEGEND
- RIGHT OF WAY LINE
  - PROPERTY LINE
  - EXISTING PAVEMENT
  - EASEMENT
  - PROPOSED WATER
  - LIMITS OF DISTURBANCE
  - TEMPORARY SILT FENCE
  - TEMPORARY TREE PROTECTION
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  - GATE VALVE
  - PROPOSED CONCRETE SIDEWALK
  - SAW CUT AND REMOVE EXIST. DRIVE / WALK
  - LANDSCAPED PLANTING AREA (SF.)

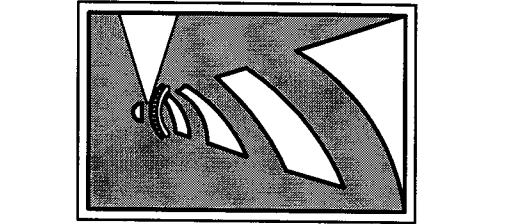
VICINITY MAP (NOT TO SCALE):



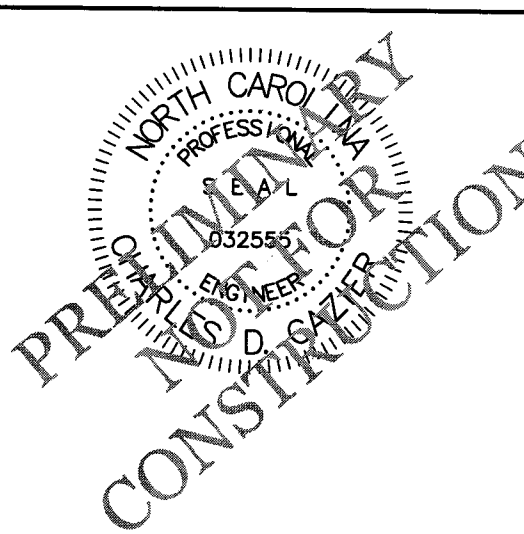
REVISIONS

NO.	DATE	DESCRIPTION

INTRACOASTAL ENGINEERING, PLLC  
91 Pelican Point Road  
Wilmington, North Carolina 28409  
Phone: 910.409.3567  
Email: Charlie@intracoastalengineering.com  
License Number P-0662



EXISTING CONDITIONS  
PLAN FOR  
URBAN OASIS ON  
CASTLE STREET  
WILMINGTON, NORTH CAROLINA



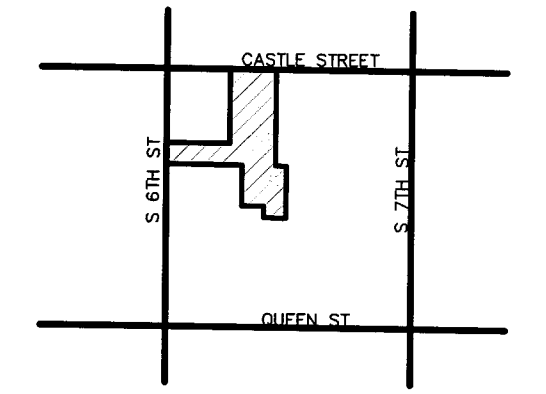
CLIENT INFORMATION:  
RITZ DEVELOPMENT 6 LLC  
1319-CC MILITARY CUTOFF RD  
SUITE 172  
MR. MATT SCHARF  
(910)538-9901

DRAWN:	CDC	SHEET SIZE:	24 x 36
CHECKED:	CDC	DATE:	06/04/2014
APPROVED:	CDC	SCALE:	1 : 20
PROJECT NUMBER:	2014-009		

DRAWING NUMBER:  
C-0



VICINITY MAP (NOT TO SCALE):

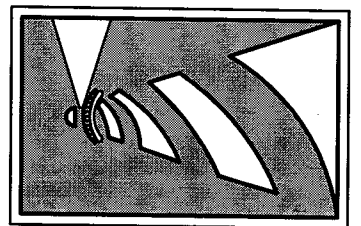


REVISIONS

NO.	DATE	DESCRIPTION

**INTRACOASTAL  
ENGINEERING, PLLC**

91 Pelican Point Road  
Wilmington, North Carolina 28409  
Phone: 910.409.3567  
Email: [charlie@intracoastalengineering.com](mailto:charlie@intracoastalengineering.com)  
License Number P-0662



SITE, & UTILITY PLAN

FOR  
**URBAN OASIS ON  
CASTLE STREET**

WILMINGTON, NORTH CAROLINA



CLIENT INFORMATION:

RITZ DEVELOPMENT 6 LLC  
1319-CC MILITARY CUTOFF RD  
SUITE 172  
MR. MATT SCHARF  
(910)538-9901

DRAWN:	CDC	SHEET SIZE:	24 x 36
CHECKED:	CDC	DATE:	06/04/2014
APPROVED:	CDC	SCALE:	1"=20'
PROJECT NUMBER:	2014-009		

DRAWING NUMBER:

**C-1**

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PARCEL ID:	R05409-011-029-000, 027-000, 003-000
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EXISTING ZONING:	MSMU
CAMA LAND CLASSIFICATION:	URBAN
PROPOSED USE:	MIXED USE (RETAIL/APARTMENTS)
NUMBER OF BUILDINGS:	1 (3-Story)
BUILDING HEIGHT:	33'
BUILDING AREA (GROSS SF):	
EXISTING:	1,707 SF
PROPOSED:	10,108 SF
1ST FLOOR:	3,886 SF
2ND FLOOR:	3,736 SF
3RD FLOOR:	2,686 SF

BUILDING LOT COVERAGE		
EXISTING	7.27%	PROPOSED 43.04%

SETBACK REQUIRED -	PROVIDED
FRONT - 0'	0'
REAR - *5'	27'
SIDE - 0'	0'

\* WHEN ABUTTING RESIDENTIAL

EXISTING IMPERVIOUS AREAS	
EXISTING BUILDINGS	1,708 SF
EXISTING ASPHALT PARKING	4,566 SF
EXISTING GRASS PARKING	4,055 SF
EXISTING CONCRETE AREA	280 SF
TOTAL	10,609 SF (45.18%)

PROPOSED IMPERVIOUS AREA	
BUILDING (PROPOSED)	4,145 SF
PROPOSED PARKING	4,121 SF (11,621 TOTAL * SEE NOTE BELOW)
SIDEWALK	574 SF
TOTAL	9,840 SF (41.90%)

\*10,000SF OF PARKING AREA TO BE PERVIOUS PAVEMENT AT 75% CREDIT

LIMITS OF DISTURBANCE: 0.64 Ac.

OFF-STREET PARKING REQUIREMENTS

RETAIL USAGE (1 UNIT @ 1,000 SF)	REQUIRED 0 Spaces	PROVIDED 13 Spaces
APARTMENT USAGE (10 2BR UNITS)	10 Spaces	11 Spaces
* PARKING AMOUNTS ALLOWED WITH USE OF ONE LOT CONSIDERED A COMMERCIAL PARKING LOT		

WATER/SEWER USAGE

	CURRENT	PROPOSED
SEWER	171 GPD	2,400 GPD (20BR @ 120 GPD/BR)
WATER	188 GPD	3,000 GPD (20BR @ 150 GPD/BR)

DEVELOPMENT NOTES:

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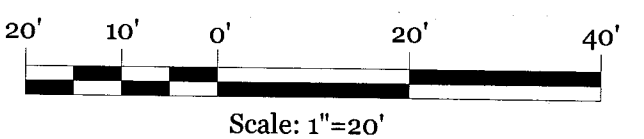
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- SOLID WASTE DISPOSAL IS DUMPSTER PICKUP BY PRIVATE CONTRACT.

TRAFFIC NOTES:

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LEGEND

- RIGHT OF WAY LINE
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- EXISTING PAVEMENT
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- PROPOSED WATER
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- LIMITS OF DISTURBANCE
- TEMPORARY SILT FENCE
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- RUNOFF DIRECTION
- SPOT ELEVATION
- INLET PROTECTION
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- PROPOSED CONCRETE SIDEWALK
- SAW CUT AND REMOVE EXIST. DRIVE / WALK
- LANDSCAPED PLANTING AREA (SF.)





LATE WINTER & EARLY SPRING  
TEMPORARY GRASSING DETAIL

SEEDING MIXTURE

SPECIES	RATE (lb/acre)
Rye (grain)	50
Annual Lespedeza (Kobe in Piedmont and Coastal Plain, Korean in Mountains)	10

omit annual Lespedeza when duration of temporary cover is not to extend beyond June.

SEEDING DATES:

Mountains - Above 2500 ft: Feb. 15-May 15  
Below 2500 ft: Feb. 1-May 1

Piedmont - Jan. 1-May 1  
Coastal Plain - Dec. 1-Apr. 15

SOIL AMENDMENTS

Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

MULCH

Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

MAINTENANCE

Re-fertilize if growth is not fully adequate. Re-seed, re-fertilize and mulch immediately following erosion or other damage.

TEMPORARY SUMMER GRASSING DETAIL

SEEDING MIXTURE

SPECIES	RATE (lb/acre)
GERMAN MILLET	40

in the Piedmont and Mountains, a small-stemmed Sundangrass may be substituted at a rate of 50 lb/acre.

SEEDING NOTES

Mountains - May 15-Aug. 15  
Piedmont - May 1-Aug. 15  
Coastal Plain - Apr. 15-Aug. 15

SOIL AMENDMENTS

Follow recommendations of soil tests or apply 2,000 lb/acre ground agricultural limestone and 750 lb/acre 10-10-10 fertilizer.

MULCH

Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

MAINTENANCE

Re-fertilize if growth is not fully adequate. Re-seed, re-fertilize and mulch immediately following erosion or other damage.

TEMPORARY FALL GRASSING DETAIL

SEEDING MIXTURE

SPECIES	RATE (lb/acre)
Rye (grain)	120

SEEDING NOTES

Mountains - Aug. 15-Dec. 15  
Coastal Plain and Piedmont - Aug. 15-Dec. 30

SOIL AMENDMENTS

Follow soil tests or apply 2,000 lb/acre ground agricultural limestone and 1,000 lb/acre 10-10-10 fertilizer.

MULCH

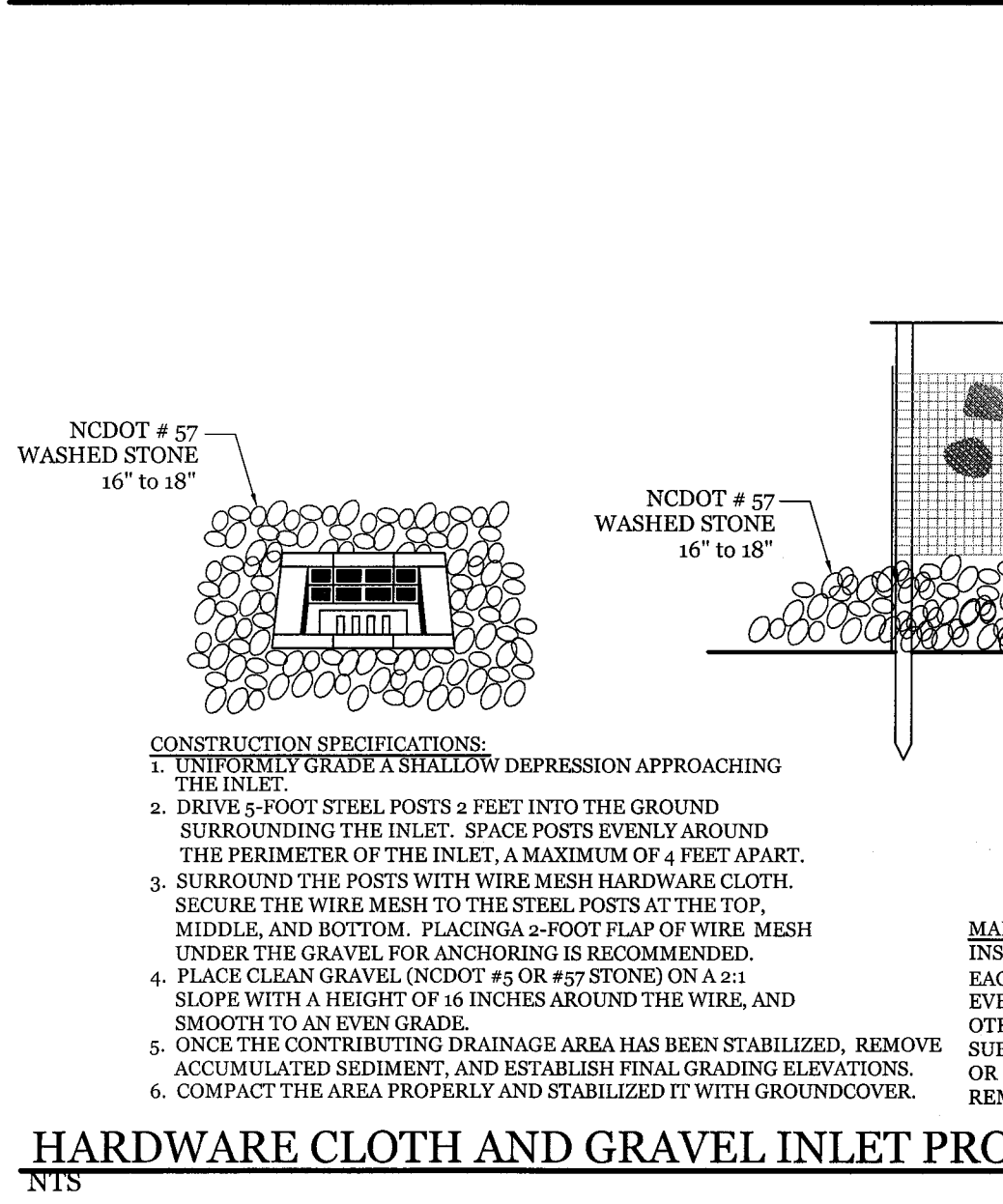
Apply 4,000 lb/acre straw. Anchor straw by tacking with asphalt, netting, or a mulch anchoring tool. A disk with blades set nearly straight can be used as a mulch anchoring tool.

MAINTENANCE

Repair and re-fertilize damaged areas immediately. Topdress with 50 lb/acre of nitrogen in March. If it is necessary to extend temporary cover beyond June 15, overseed with 50 lb/acre Kobe (Piedmont and Coastal Plain) or Korean (Mountains) Lespedeza in late February or early March.

HARDWARE CLOTH AND GRAVEL INLET PROTECTION

NTS



CONSTRUCTION SPECIFICATIONS:

- UNIFORM GRADE A SHALLOW DEPRESSION APPROACHING THE INLET.
- DRIVE 5-FOOT STEEL POSTS 3 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4 FEET APART.
- SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM. PLACING A 2-FOOT FLAP OF WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
- PLACE CLEAN GRAVEL (NCDOT # 57 OR # 7 STONE) ON A 2:1 SLOPE WITH A HEIGHT OF 16 INCHES AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.
- ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT, AND ESTABLISH FINAL GRADING ELEVATIONS.
- COMPACT THE AREA PROPERLY AND STABILIZED IT WITH GROUND COVER.

MAINTENANCE:

INSPECT INLETS AT LEAST WEEKLY AND AFTER EACH SIGNIFICANT (1 INCH OR GREATER) RAINFALL EVENT. CLEAR THE MESH WIRE OF ANY DEBRIS OR OTHER OBJECTS TO PROVIDE ADEQUATE FLOW FOR SUBSEQUENT RAINS. TAKE CARE NOT TO DAMAGE OR UNDERCUT THE WIRE MESH DURING SEDIMENT REMOVAL. REPLACE STONE AS NEEDED.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

NTS

SPRING-SUMMER PERMANENT GRASSING DETAIL

SEEDING MIXTURE

SPECIES	RATE (lb/acre)
PENSACOLA BAHIA GRASS	50
SERICEA LESPEDEZA	30
COMMON BERKUDAGRASS	10
GERMAN MILLET	10
TALL FESCUE	50

SEEDING NOTES

1. WHERE A NEAT APPEARANCE IS DESIRED, OMIT SERICEA.

2. USE COMMON BERKUDAGRASS ONLY ON ISOLATED SITES WHERE IT CANNOT BECOME A PEST. BERKUDAGRASS MAY BE REPLACED WITH 5 lb/acre CENTIPEDEGRASS.

SEEDING DATES

APRIL 1 - JULY 15

SOIL AMENDMENTS

APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 3,000 lb/acre ground agricultural limestone and 500 lb/acre 10-10-10 FERTILIZER.

MULCH

APPLY 4,000 lb/acre GRASS STRAW EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR BY TACKLING WITH ASPHALT, ROVING, OR NETTING OR BY CRIMPING WITH A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE

REFERTILIZE THE FOLLOWING APRIL WITH 50 lb/acre NITROGEN. REPEAT AS GROWTH REQUIRES. MAY BE MOWED ONLY ONCE A YEAR, WHERE A NEAT APPEARANCE IS DESIRED, OMIT SERICEA AND MOW AS OFTEN AS NEEDED.

FALL-WINTER PERMANENT GRASSING DETAIL

SEEDING MIXTURE

SPECIES	RATE (lb/acre)
TALL FESCUE (BLEND OF TWO OR THREE IMPROVED VARIETIES)	200
RYE (GRAIN)	25

SEEDING DATES

JANUARY - APRIL  
AUGUST - DECEMBER

SOIL AMENDMENTS

APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 3,000-5,000 lb/acre ground agricultural limestone (USE THE LOWER RATE ON SANDY SOILS) AND 1,000 lb/acre 10-10-10 FERTILIZER.

MULCH

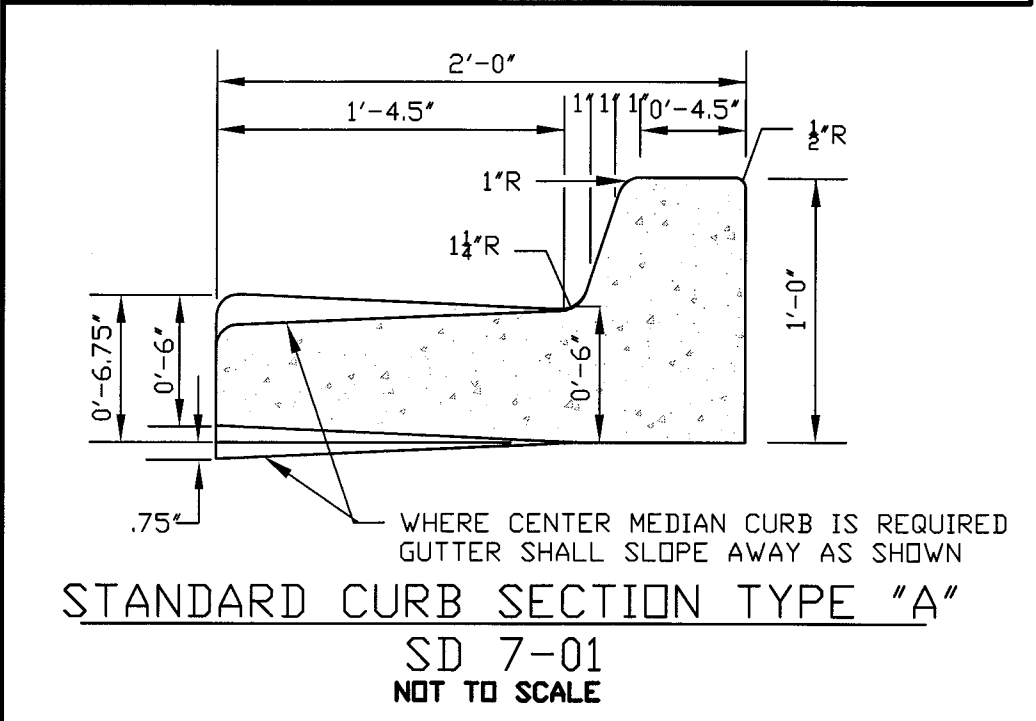
APPLY 4,000 lb/acre GRASS STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH. ANCHOR STRAW BY TACKLING WITH ASPHALT, ROVING, OR NETTING OR BY CRIMPING WITH A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.

MAINTENANCE

FERTILIZE ACCORDING TO SOIL TESTS OR APPLY 40 lb/acre NITROGEN IN JANUARY OR FEBRUARY, 40 lb/acre IN SEPTEMBER AND 40 lb/acre IN NOVEMBER. FROM A 12-4-8, 16-4-8, OR SIMILAR TURF FERTILIZER. AVOID FERTILIZER APPLICATIONS DURING WARM WEATHER, AS THIS INCREASES STAND LOSSES TO DISEASE. RESEED, FERTILIZE, AND MULCH DAMAGED AREAS IMMEDIATELY. MOW TO A HEIGHT OF 2.5-3.5 INCHES AS NEEDED.

STANDARD CURB SECTION TYPE "A"

SD 7-01  
NOT TO SCALE



NOTES:

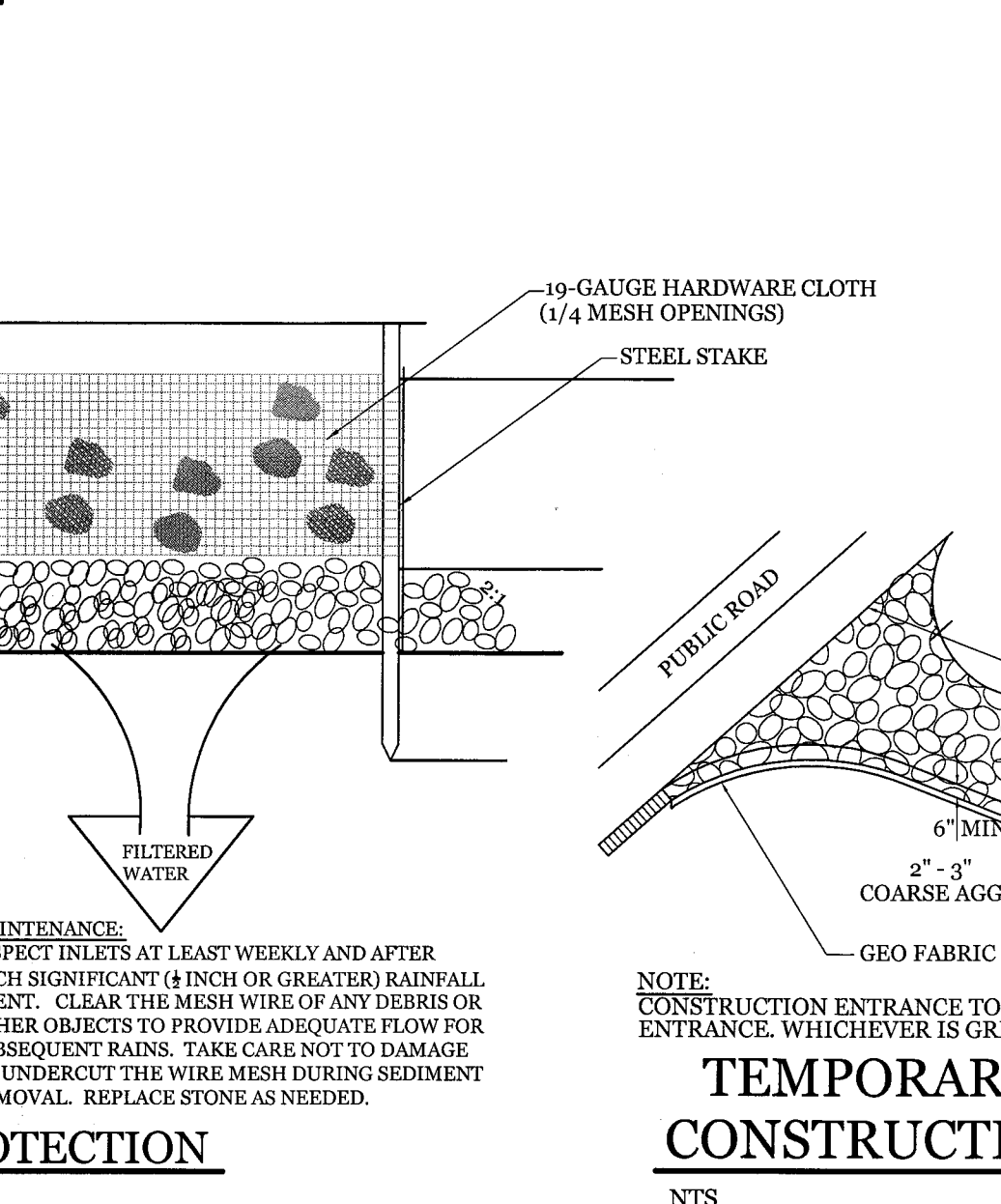
- FENCE FABRIC SHALL BE A MIN. OF 32" IN WIDTH AND SHALL HAVE A MIN. OF SIX LINE WIRES WITH 12" STAY SPACING.
- FABRIC SHALL BE FOR EROSION CONTROL AND MIN. OF 36" IN WIDTH. FABRIC SHALL BE FASTENED ADEQUATELY TO THE WIRE FABRIC AS DIRECTED BY THE ENGINEER.
- STEEL POST SHALL BE 5'-0" IN HEIGHT AND BE OF THE SELF-FASTENER STEEL ANGLE TYPE.

TEMPORARY SILT FENCE

NTS

STANDARD SIDEWALK DETAIL FOR COMMERCIAL AREAS

SD 8-15  
NOT TO SCALE



NOTES:

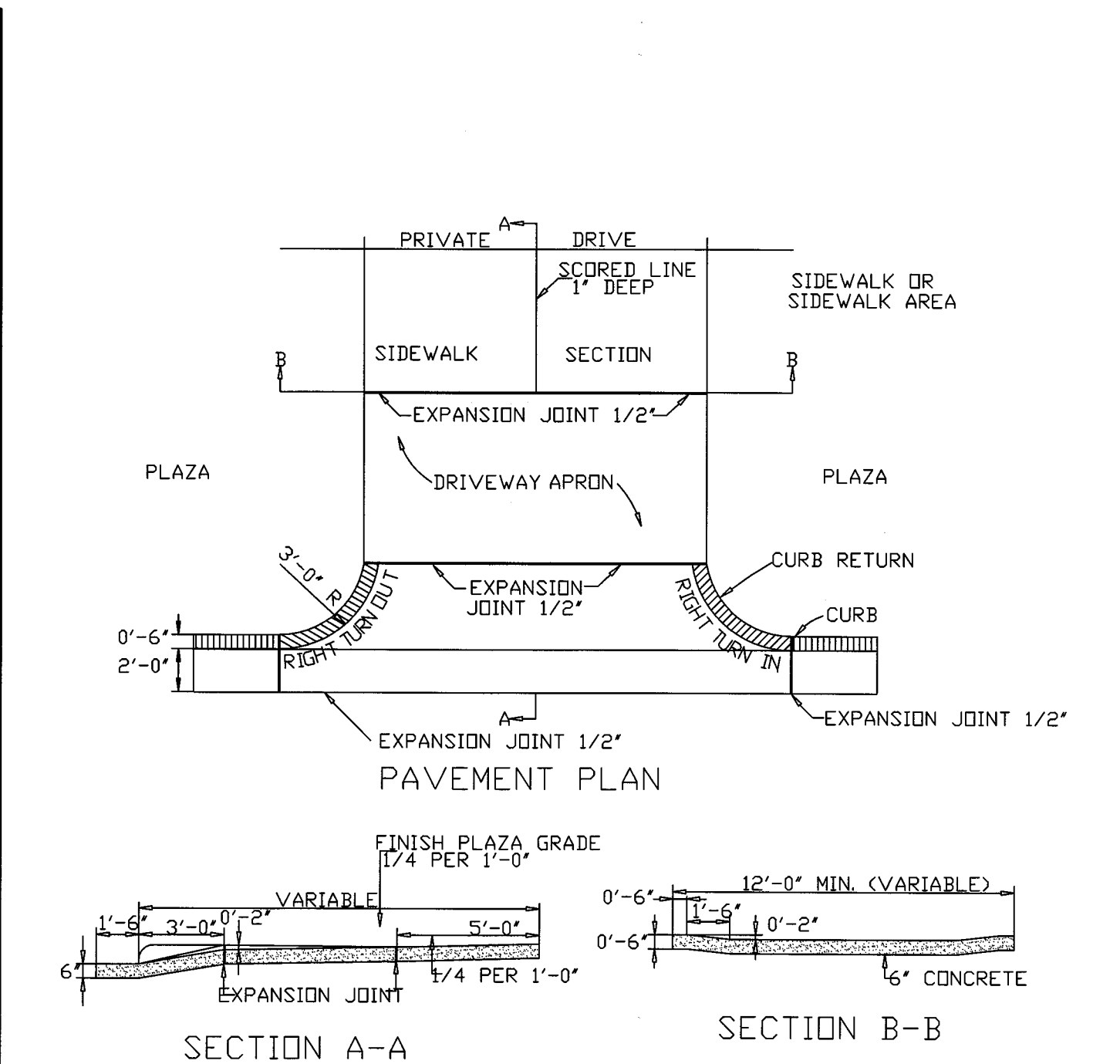
- CONTRACTOR SHALL INSTALL PER CITY OF WILMINGTON TECHNICAL STANDARD PER SD 15-13
- CONTRACTOR SHALL INSTALL WHEEL STOP 2.5' FROM SIDEWALK.

WHEEL STOP DETAIL

NTS

STANDARD DRIVEWAY DETAIL

NTS



NOTES:

- CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BOTH ON AND ADJACENT TO THE SITE.
- CLEARING: CONTRACTOR SHALL REMOVE ALL TREES AND VEGETATION WITHIN LIMITS OF CONSTRUCTION IF DESIGNATED TO BE REMOVED.
- GRUBBING AND STRIPPING: CONTRACTOR SHALL RAKE AND REMOVE ROOTS, STUMPS, VEGETATION, DEBRIS, EXISTING STRUCTURES ABOVE AND BELOW GRADE, ORGANIC MATERIAL OR ANY OTHER UNSUITABLE MATERIAL WITHIN LIMITS OF CONSTRUCTION.
- MUCKING: CONTRACTOR SHALL COORDINATE WITH OWNER AND THEIR GEOTECHNICAL REPRESENTATIVE TO COORDINATE REMOVAL OF ANY SOFT AREAS.
- DISPOSAL: CLEARED, GRUBBED, STRIPPED OR OTHER WASTE MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A PROPERLY PERMITTED FACILITY.
- FILL AND COMPACTION SHOULD COMPLY WITH GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR SHALL NOTE THAT THE GRADING PLAN MAY NOT REPRESENT A BALANCED EARTHWORK CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUT AND FILL QUANTITIES AND COMPLETE INSTALLATION TO SPECIFIED GRADES.
- THE CONTRACTOR SHALL FURNISH SUITABLE BORROW MATERIAL FROM AN OFF-SITE PROPERLY PERMITTED FACILITY AS REQUIRED.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES AT ALL CROSSINGS PRIOR TO COMMENCING TRENCH EXCAVATION. IF ACTUAL CLEARANCES ARE LESS THAN INDICATED ON PLAN, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. ANY CONDITION DISCOVERED OR EXISTING THAT WOULD NECESSITATE A MODIFICATION OF THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
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- CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE & CURB BOXES TO FINAL GRADE UPON COMPLETION OF ALL CONSTRUCTION. ANY BOXES DAMAGED OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- EXISTING SURVEYING PERFORMED BY ARNOLD W. CARSON, PLS PC. PHONE: 910-772-9113.
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- THE CONTRACTOR SHALL PROVIDE ANY AND ALL LAYOUT REQUIRED TO CONSTRUCT HIS WORK UNLESS OTHERWISE DIRECTED BY OWNER.
- ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO MEET ALL LOCAL, STATE, AND CFPUA CODES. METERS, TAPS, MATERIALS, WORKMANSHIP AND ALL FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL COMPLY WITH ALL REQUIREMENTS.
- ALL BACKFILL FROM UTILITY INSTALLATION MUST BE COMPACTED OR AMENDED TO PROVIDE TRAFFIC BEARING CAPACITY. GEOTECHNICAL ENGINEER TO BE CONSULTED AT CONTRACTORS COST AS NECESSARY.
- ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INSTALLATION. ALL AREAS SHALL BE SLOPED TO DRAIN AWAY FROM BUILDINGS AT ALL TIMES.
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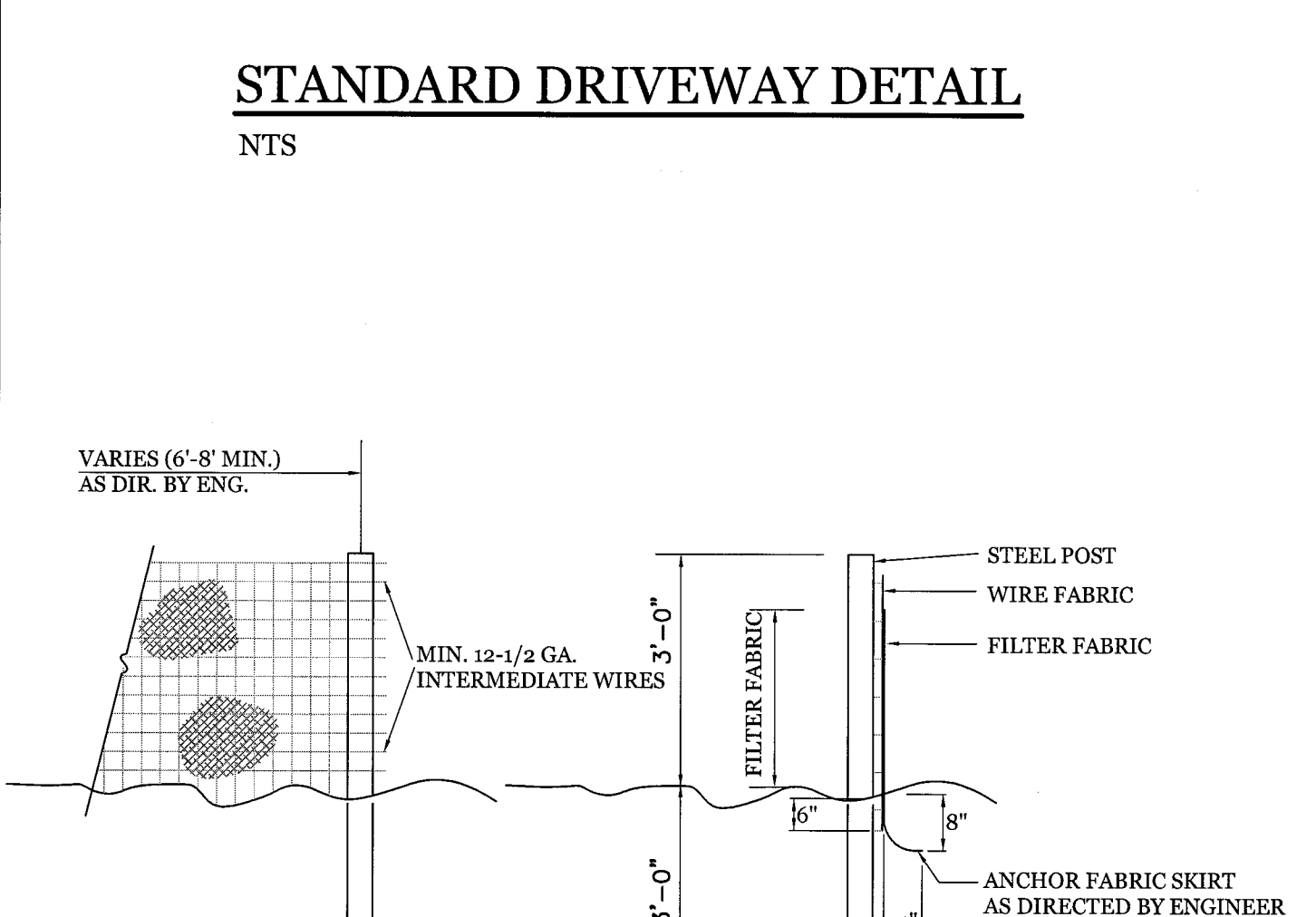
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TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

NTS



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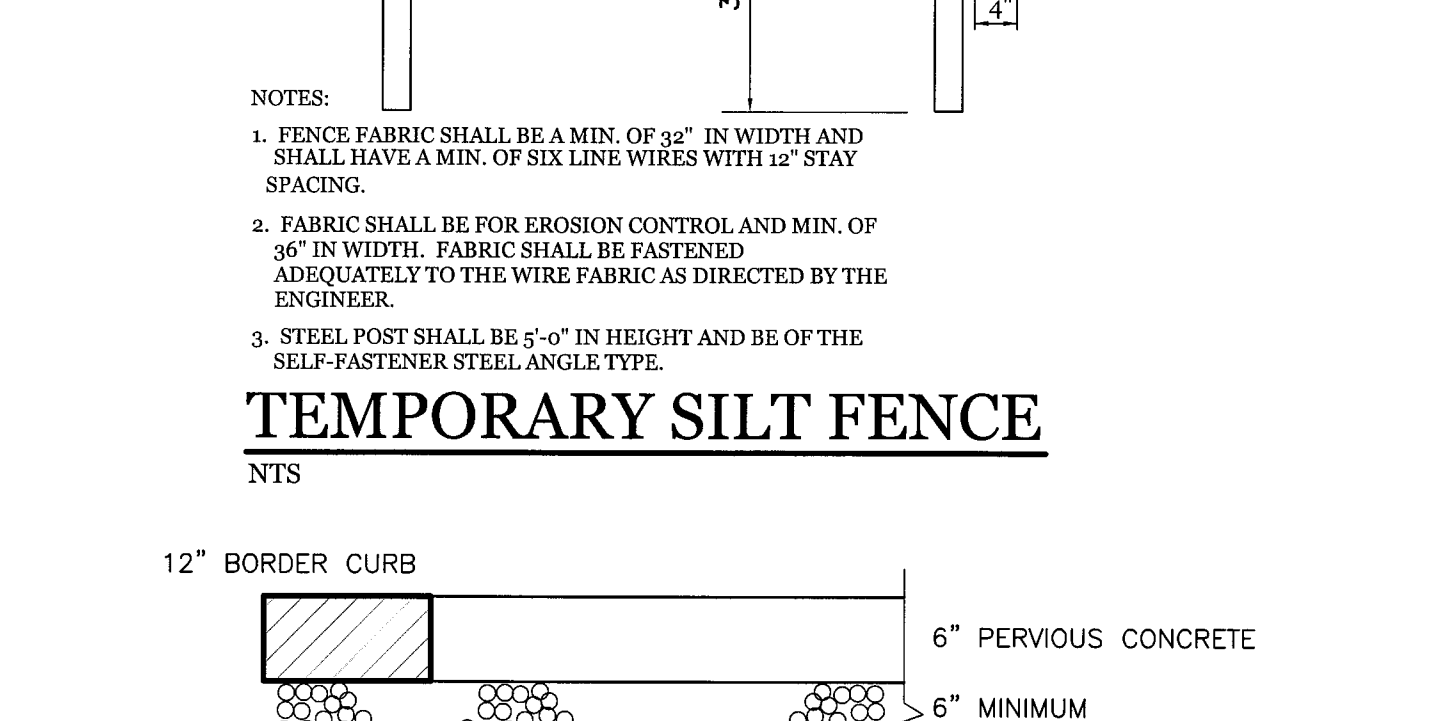
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STANDARD SIDEWALK DETAIL FOR COMMERCIAL AREAS

SD 8-15  
NOT TO SCALE



NOTES:

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- FILL AND COMPACTION SHOULD COMPLY WITH GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR SHALL NOTE THAT THE GRADING PLAN MAY NOT REPRESENT A BALANCED EARTHWORK CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUT AND FILL QUANTITIES AND COMPLETE INSTALLATION TO SPECIFIED GRADES.
- THE CONTRACTOR SHALL FURNISH SUITABLE BORROW MATERIAL FROM AN OFF-SITE PROPERLY PERMITTED FACILITY AS REQUIRED.
- INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES AT ALL CROSSINGS PRIOR TO COMMENCING TRENCH EXCAVATION. IF ACTUAL CLEARANCES ARE LESS THAN INDICATED ON PLAN, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION. ANY CONDITION DISCOVERED OR EXISTING THAT WOULD NECESSITATE A MODIFICATION OF THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- NO CONSTRUCTION IS TO BEGIN BEFORE LOCATION OF EXISTING UTILITIES HAS BEEN DETERMINED. CALL "NC ONE-CALL" AT LEAST 48 HOURS BEFORE COMMENCING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. BEFORE COMMENCING ANY EXCAVATIONS IN OR ALONG ROADWAYS OR RIGHT-OF-WAYS, PUBLIC AREAS OR IN PRIVATE EASEMENTS, THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE PERSONNEL OF THEIR INTENT TO EXCAVATE, IN WRITING, NOT LESS THAN 10 DAYS PRIOR TO EXCAVATING.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE DISCONNECTION/ RECONNECTION AND/OR THE RELOCATION OF ALL EXISTING UTILITIES WITH APPROPRIATE PERSONNEL.
- CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE & CURB BOXES TO FINAL GRADE UPON COMPLETION OF ALL CONSTRUCTION. ANY BOXES DAMAGED OR OTHERWISE DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- EXISTING SURVEYING PERFORMED BY ARNOLD W. CARSON, PLS PC. PHONE: 910-772-9113.
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AT THE SITE. FURTHERMORE THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES OR QUESTIONS TO THE ENGINEER PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL PROVIDE ANY AND ALL LAYOUT REQUIRED TO CONSTRUCT HIS WORK UNLESS OTHERWISE DIRECTED BY OWNER.
- ALL SERVICE CONNECTIONS SHALL BE INSTALLED TO MEET ALL LOCAL, STATE, AND CFPUA CODES. METERS, TAPS, MATERIALS, WORKMANSHIP AND ALL FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL COMPLY WITH ALL REQUIREMENTS.
- ALL BACKFILL FROM UTILITY INSTALLATION MUST BE COMPACTED OR AMENDED TO PROVIDE TRAFFIC BEARING CAPACITY. GEOTECHNICAL ENGINEER TO BE CONSULTED AT CONTRACTORS COST AS NECESSARY.
- ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INSTALLATION. ALL AREAS SHALL BE SLOPED TO DRAIN AWAY FROM BUILDINGS AT ALL TIMES.
- CONCRETE FOR WALKS, CURBS AND DRIVES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS - AIR ENTRAINED.
- FIELD TESTING SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY PAID FOR BY THE OWNER. FURTHER TESTING REQUIRED DUE TO A FAILED TEST WILL BE PAID FOR BY THE CONTRACTOR.
- ALL SIDEWALKS SHALL BE FREE OF CRACKS, BREAKS, OR ANY OTHER DEFECT PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

CONSTRUCTION SEQUENCE:

CONSTRUCTION OF SITE TO START WITH INSTALLATION OF CONSTRUCTION ENTRANCE, SEDIMENT TRAP, TREE PROTECTION FENCE AND SILT FENCE ALONG ALL LOCATIONS PER PLANS. UPON INSTALLATION OF SILT FENCE, TREES SHOULD BE REMOVED IN LOCATIONS AS NECESSARY. ALL SLOPED AREAS SHOULD BE SEEDING IN ACCORDANCE TO SPECIFICATIONS. SLOPE STABILIZATION IS WITHIN 21 CALENDAR DAYS OF ANY PHASE OF CONSTRUCTION. ALL OTHER AREAS MUST BE STABILIZED WITHIN 15 WORKING DAYS.

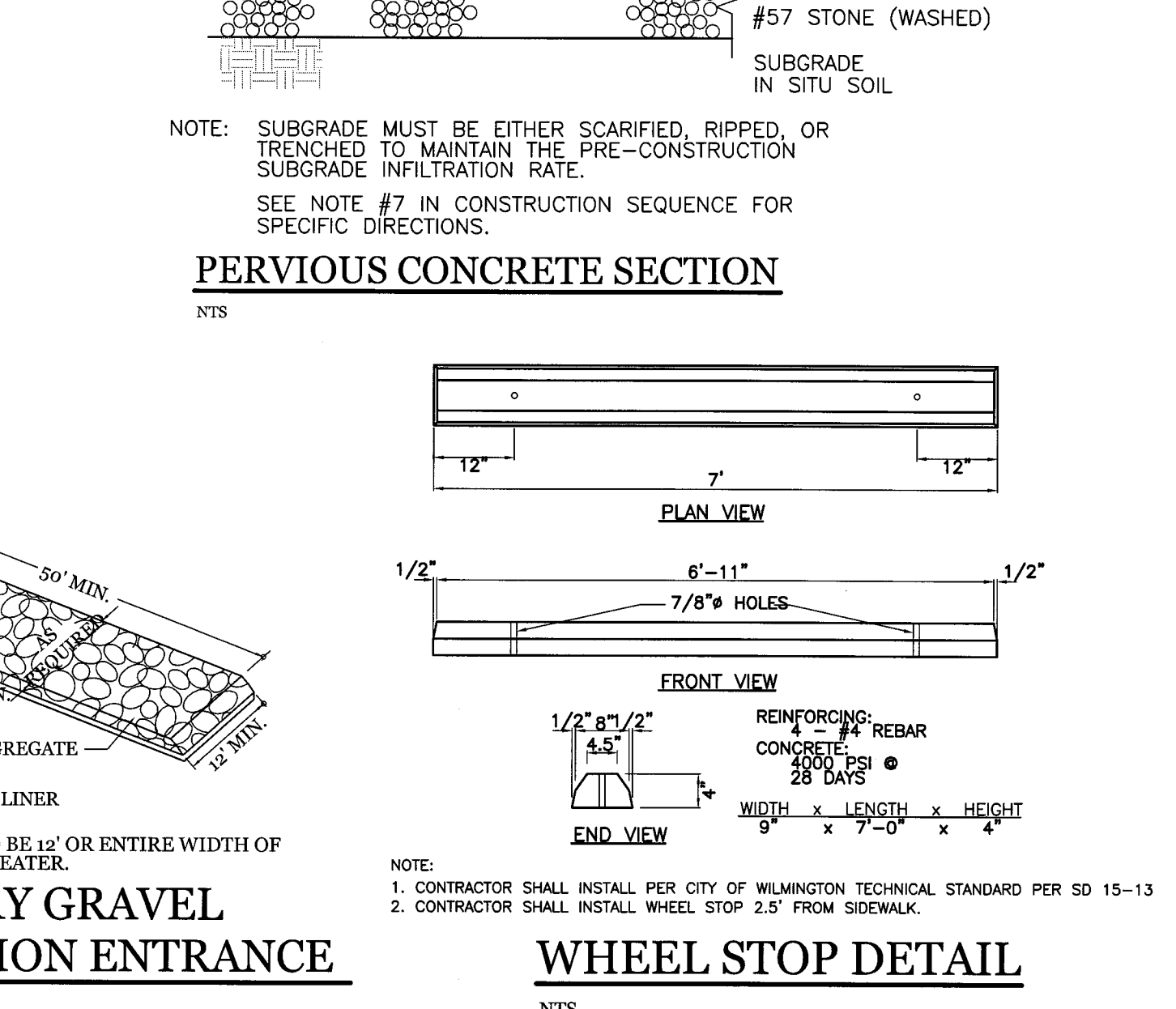
- GENERAL CLEARING AND GRADING OF THIS SITE WILL NOT BE DONE UNTIL THE TEMPORARY SILT FENCE, SEDIMENT TRAP, TREE PROTECTION FENCE, AND CONSTRUCTION ENTRANCES HAVE BEEN INSTALLED.
- NO CUT SLOPE OR FILL SLOPE SHALL EXCEED A RISE OR FALL OF ONE FOOT FOR EVERY RUN OF 3 FEET (1 VERTICAL TO 3 HORIZONTAL).
- NO SEDIMENT WILL BE ALLOWED TO EXIT THE SITE. ALL EROSION SHALL BE CONTROLLED INCLUDING SLOPE SLOPES DURING AND AFTER CONSTRUCTION.
- INSTALL PRIMARY EROSION CONTROL MEASURES BEFORE BEGINNING CONSTRUCTION INCLUDING BUT NOT LIMITED TO GRAVELED CONSTRUCTION ENTRANCE, SILT FENCE & CHECK DAMS. INSTALL ALL SECONDARY EROSION CONTROL MEASURES AS SOON AS POSSIBLE AFTER BEGINNING CONSTRUCTION.
- UTILITY SERVICES, STORMWATER, & INFILTRATION BASINS TO BE INSTALLED AT THIS TIME. CONCRETE BUILDING FOUNDATIONS AND SIDEWALKS TO BE POURED.
- CONTRACTOR TO COORDINATE CONSTRUCTION SEQUENCE WITH ENGINEER. CONTRACTOR TO FOLLOW:
  - BUILDING PADS TO BE BROUGHT TO GRADE AND POURED.
  - PERVIOUS PAVEMENT SUBGRADE TO BE PREPARED AND PAVEMENT POURED.
  - BUILDINGS TO BE ERRECTED. CONTRACTOR TO PROTECT ALL PERVIOUS PAVEMENT FROM WOOD DEBRIS & SAWDUST.
- CONTRACTOR TO FOLLOW CONSTRUCTION SPECIFICATIONS FOR POROUS CONCRETE PROVIDED BY THE ENGINEER & REQUIRED IN STORMWATER PERMIT. CONTRACTOR MUST CONTACT ENGINEER FOR SPECIFICATIONS PRIOR TO CONSTRUCTION TO PREVENT SUBGRADE COMPACTION AND CLOGGING OF THE PAVEMENT SURFACE AS WELL AS THE OTHER UNIQUE CONSTRUCTION CONSIDERATIONS FOR PERVIOUS CONCRETE.
- ALL EROSION CONTROL MEASURES TO BE INSPECTED AFTER EACH RAIN. SILT FENCE TO BE CLEANED WHEN HALF FULL.
- A 4" LAYER OF TOPSOIL SHALL BE APPLIED TO ALL NEW AREAS TO BE GRASSED.
- ALL DISTURBED AREAS SHALL BE SEEDING IN ACCORDANCE WITH SEEDING SCHEDULE.
- MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PROJECT IS COMPLETE.
- MORE STRINGENT MEASURES MAY BE REQUIRED TO HALT EROSION IF THOSE ON THIS PLAN PROVE TO BE LESS EFFECTIVE.
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES UPON COMPLETION OF CONSTRUCTION. ALL PERMANENT MEASURES SHALL BE WELL ESTABLISHED PRIOR TO PROJECT COMPLETION.

MAINTENANCE PLAN

- ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL, BUT IN NO CASE, LESS THAN ONCE EVERY WEEK AND WITHIN 24 HOURS OF EVERY HALF INCH RAINFALL.
- ALL POINTS OF EGRESS WILL HAVE CONSTRUCTION ENTRANCES THAT WILL BE PERIODICALLY TOP-DRESSED WITH AN ADDITIONAL 2 INCHES OF 2-3 INCH STONE TO MAINTAIN PROPER DEPTH. THEY WILL BE MAINTAINED IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE SITE. IMMEDIATELY REMOVE OBJECTIONABLE MATERIAL SPILLED, WASHED OR TRACKED ONTO THE CONSTRUCTION ENTRANCE OR ROADWAYS.
- SEDIMENT WILL BE REMOVED FROM HARDWARE CLOTH AND GRAVEL INLET PROTECTION, ROCK DOUGHNUT INLET PROTECTION, SEDIMENT TRAP BAFFLES, AND ROCK PIPE INLET PROTECTION WHEN THE DESIGNED STORAGE CAPACITY HAS BEEN HALF FILLED WITH SEDIMENT. ROCK WILL BE CLEANED OR REPLACED WHEN THE SEDIMENT POOL NO LONGER DRAINS AS DESIGNED. DEBRIS WILL BE REMOVED FROM THE ROCK AND HARDWARE CLOTH TO ALLOW PROPER DRAINAGE. SILT SACKS WILL BE EMPTIED ONCE A WEEK AND AFTER EVERY RAIN EVENT. SEDIMENT WILL BE REMOVED FROM AROUND BEAVER DAMS, DANDY SACKS AND SOCKS ONCE A WEEK AND AFTER EVERY RAIN EVENT.
- CHECK SEDIMENT BASIN AND BAFFLES WEEKLY & AFTER EACH RAINFALL EVENT. REMOVE SEDIMENT FROM TRAP & BAFFLES AND RESTORE TO ORIGINAL VOLUME WHEN SEDIMENT ACCUMULATES TO ABOUT 1/4 THE DESIGN VOLUME. REPAIR / REPLACE BAFFLES IF TORN, COLLAPSED, OR INEFFECTIVE.
- DIVERSION DITCHES WILL BE CLEANED OUT IMMEDIATELY TO REMOVE SEDIMENT OR OBSTRUCTIONS FROM THE FLOW AREA. THE DIVERSION RIDGES WILL ALSO BE REPAIRED. SWALES MUST BE TEMPORARILY STABILIZED WITHIN 21 CALENDAR DAYS OF CEASE OF ANY PHASE OF ACTIVITY ASSOCIATED WITH A SWALE. TO MAINTAIN A BARRIER. STAKES MUST BE STEEL. STAKE SPACING WILL BE 6 FEET MAX. WITH THE USE OF EXTRA STRENGTH FABRIC, WITHOUT WIRE BACKING. STAKE SPACING WILL BE 8 FEET MAX WHEN STANDARD STRENGTH FABRIC AND WIRE BACKING ARE USED. IF ROCK FILTERS ARE DESIGNED AT LOW POINTS IN THE IN THE SEDIMENT FENCE THE ROCK WILL BE REPAIRED OR REPLACED IF IT BECOMES HALF FULL OF SEDIMENT, NO LONGER DRAINS AS DESIGNED OR IS DAMAGED.

STANDARD SIDEWALK DETAIL FOR COMMERCIAL AREAS

SD 8-15  
NOT TO SCALE



NOTES:

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